



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

**Rebecca B. Tilton Rev. Trust 2001 and Jon L. & Darlene E. Burrows
Tax Map 2, Lots 1, 2 & 3**

September 17, 2018

Applicants: Rebecca B. Tilton Rev. Trust 2001

**Rebecca B Tilton Trustee
467 Ossipee Mountain Road
Moultonborough, NH 03254**

**Jon L. & Darlene E. Burrows
468 Ossipee Mountain Road
Moultonborough, NH 03254**

**Location: 467 Ossipee Mountain Rd, Ossipee Mountain Rd and 485 Ossipee Mountain Rd
(Tax Map 2, Lots 1, 2 & 3)**

On September 12, 2018 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Rebecca B. Tilton and Jon L. & Darlene E. Burrows (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 0.31 acres from TM 2, Lot 2 to adjacent TM 2 Lot 1 resulting in Lot 1 area becoming $6.61 \pm$ acres, and conveying 2.99 acres from TM 2 Lot 2 to adjacent TM 2 Lot 3 resulting in Lot 3 area becoming $8.87 \pm$ acres, resulting in the elimination of TM 2 Lot 2, located in the Residential Agricultural (R/A) Zoning District.

The public hearing was closed on September 12, 2018 and a vote of the Planning Board was made. The Board voted six (6) in favor (Hoch, Larson, Lindamood, Kelly, Stephens, Quinlan), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to depict setback lines, wetlands, topography, soils & slope information, and depict the location and dimensions of property lines of the outboard lots where nothing is changing, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins shall be set in conformance with the plan entitled, "Boundary Line Adjustment Plan, Land Owned By Jon L. & Darlene E. Burrows (468 Ossipee Mountain Road, Moultonborough, NH 03254) Tax Map 2 Lots 2 & 3 – 485 Ossipee Mountain Road; And; Land Owned By Rebecca B. Tilton, Trustee (468 Ossipee Mountain Road, Moultonborough, NH 03254);

Rebecca B. Tilton Revocable Trust 2004; Tax Map 2 Lot 1 – 467 Ossipee Mountain Road; Moultonborough, Carroll Co., NH, August 2018” By Hambrook Land Surveying prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plan by the Planning Board Chair and prior to any construction commencing (if any).

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

4. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

5. Final Plat

The final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved CAD file format.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.



Allen R. Hoch
Vice Chairman

Date 9/17/18

Cc: Josephine Belville, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File

email: Jim Hambrook, Hambrook Land Surveying